



**GRASSROOTS**  
REALTY GROUP

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**1014 8 Street S**  
**Lethbridge, Alberta**

**MLS # A2229594**



**\$439,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Recessed Lighting		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, freezer, a/c unit

This beautifully renovated southside bungalow blends modern style with a prime location—welcome to 1014 8th Street South! From the moment you step inside, you’ll be greeted by a bright and inviting living room, highlighted by a large picture window that frames the front yard and fills the space with natural light. The brand-new kitchen is a true showstopper, fully redone from top to bottom and outfitted with sleek stainless steel appliances—perfect for inspiring your inner chef. The main floor bathroom has been updated to match the home’s sophisticated aesthetic, featuring contemporary finishes and chic hardware. Downstairs, the fully developed basement adds even more functional space with an additional bedroom, a second bathroom, and a spacious family room ideal for entertaining guests or cozy movie nights with the family. Outside, the attached carport offers shelter from the elements, and the expansive backyard presents endless possibilities. Whether you dream of building a large garage, planting a garden, or simply letting the kids run free, there’s room for it all. Plus, with the coulees just steps away, you’ll love having easy access to scenic walking trails and the dog park for your daily outdoor adventures. This turnkey home is move-in ready and waiting for you—call your REALTOR® today to book a private showing!